

**MINUTES
PLANNING COMMISSION
JUNE 7, 2018
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM
(Recording is available)**

The meeting was called to order at 7:00 p.m.

- | | | |
|----|-------------------------|---|
| 1. | Roll Call | |
| | <u>Members Present</u> | <u>Others Present</u> |
| | Kyle Baker | Bryce Sylvester, Director, Planning and Development |
| | Glenn Coyne, Vice Chair | Katelyn Milius, City Planner, Secretary |
| | William Gaydos, Chair | Jennifer Swallow, Chief Assistant Law Director |
| | Lou McMahon | Mark Papke, City Engineer |
| | Monica Rossiter | |

2. Approve the Minutes of the May 3, 2018 Meeting

A motion was made by Mr. McMahon, seconded by Mr. Coyne to **APPROVE** the May 3, 2018 Meeting minutes. Mr. Baker, Mr. Coyne, Mr. Gaydos, Mr. McMahon voting yea, and Ms. Rossiter abstaining, the motion passed.

3. Opening Remarks

Ms. Milius read the Opening Remarks into record.

**NEW BUSINESS
CONDITIONAL USE**

4. **Docket No. 06-21-18
17600 Detroit Avenue
Castlewood Apartments**

John R. Sindyla, Esq., T-Mobile Central LLC/Sindyla Consulting Group LLC, applicant requests the review and approval for the installation of nine antennas and one equipment cabinet on the roof of the building, pursuant to section 1157.02 - regulations. The property is located in a C2, Retail district. (Page 3)

John R. Sindyla, Esq., T-Mobile Central LLC/Sindyla Consulting Group LLC, applicant was present to explain the request.

City administration supported the request. Location of the equipment box was confirmed for the Commission members.

A motion was made by Mr. McMahon, seconded by Mr. Coyne to **APPROVE** the request. All of the members voting yea, the motion passed.

LOT CONSOLIDATION

5. **Docket No. 06-22-18
1375, 1379 and 1391 Fry Avenue
The Mews at Rockport**

William Sanderson, Knez Homes, Inc., applicant requests the review and approval for the consolidation of three parcels (PPN 312-33-052, PPN 312-33-053, and PPN 312-33-054), pursuant to section 1155.06 - procedures for lot consolidations and resubdivisions. The property is located in a C3, General Business district. (Page 22)

William Sanderson, Knez Homes, Inc., applicant was present to explain the request.

City administration supported the request depending upon final approval by the City Engineer. The applicant confirmed there were nine sub-lots being created along with a tenth as a maintenance easement and common area held by the Homeowners Association. Public comment was closed.

A motion was made by Ms. Rossiter, seconded by Mr. Baker to **APPROVE** the request with the condition that final approval is granted by the City Engineer. All of the members voting yea, the motion passed.

OLD BUSINESS

Commission stated that conversation and public comment about the Beer Garden and Food Truck Park would apply to both the mixed-use overlay and the outdoor dining conditional use votes (Items #6 and #7 on the agenda).

CONDITIONAL USE

6. Docket No. 05-20-18 – Mixed-Use Overlay District 16900/16906 Detroit Avenue and 1386/1376 Edwards Avenue Lakewood Beer Garden and Food Truck Park

Greg Ernst, AODK, Inc., applicant requests the review and approval of a mixed-use overlay as the project is sited on two commercial and two residential properties to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks, pursuant to section 1135.03 – designation of a mixed use overlay district. The property is located in a C3, General Business and an R2, Single and Two-Family district. The item was deferred from the May meeting. (Page 25)

Greg Ernst, AODK, Inc., applicant and Daniel Deagan, business representative were present to explain the requests. Documentation of conditions with answers to comments was presented to the Commission and made part of the presentation along with a modified site plan (presentation made part of record). The documentation and response by the applicant to the conditions is attached as a part of these meeting minutes.

The Commission members asked that point 1.6 in the response to the conditions be amended to clarify the outdoor dining would close at the same time as the food trucks left; the indoor bar would close one hour later. Additionally, the number of parking spaces at 17117 Detroit Avenue was 22, not 24. Asked if there were televisions, the applicants replied if there were any, they would be limited to positions above the bars. It was also asked if there would be a barrier on the second floor patio from the north and east properties. City administration presented a zoning analysis as it pertained to the project. The Commission members appreciated all the hard work put forth by the applicants and administrative staff. It was confirmed that approval was required by Architectural Board of Review ("ABR").

Public comment was taken.

Mr. Ernst, Mr. Deagan and administrative staff addressed questions and clarifications that were presented by public comment. Below is a summary of the answers to those questions posed:

- Parking agreement with the dental group was for 22 parking spaces.

- 12 existing on-street parking spaces were on Detroit Avenue and wrapped around onto Bonnieview Avenue. Those that are adjacent to the park on Edwards Avenue were not included.
- 29 spaces were used by tenants of the property owner.
- There was no time limit for the shared parking between the owner of 17117 Detroit Avenue and the applicant; city administration would require an agreement.
- The vacant lot that is currently used by Edwards Park patrons is privately-owned; the city cannot dictate it being turned into a public parking lot.
- The city was willing to study and monitor the pedestrian and vehicular safety prior to the project being executed. Mr. McMahon said the safety concerns at Edwards Park has existed for a long time and strongly encouraged that another location for tee-ball activities be found. Mr. Sylvester said the city is actively reinvesting in the city's parks.
- Potential patrons would be 30+ in age; the younger drinking crowd would be discouraged with higher pricing.
- Neighbors would be able to call the business owner directly with problems.
- Employee parking spaces are included in the maximum spaces specified by 1143; the employees would be encouraged to park behind Humble Wine Bar and/or other businesses so as not to compete with patrons for parking spaces. The number of employees was expected to be between 12 and 15.
- Entrances to the patio were discussed and need to be refined as part of the ABR process.
- Licensing would be for beer, liquor and wine. Taxes would be paid the same as another brick and mortar business.
- 1135.03(b)(2) addressed the parking and traffic management proposal, which includes parking agreements, impacts to the neighborhood, et cetera and was used to analyze the parking for this proposal.
- Chapter 1329 would be used in the comprehensive signage plan for the project, including the food trucks.
- The administration does an annual review of outdoor dining conditional use and parking spaces.
- The unique concept of being a mixed-use overlay allowed the number of outdoor seating to exceed the allowable 25% of indoor seating within chapter 1135.
- Entrances were flexible due to the mixed-use overlay proposal.
- As a result of an updated site plan: how many seats were provided, how would deliveries be made, and how would the garage doors be placed and operated?
 - There would be about 100 outdoor and 56 indoor seats and 75 rooftop seats.
 - There was a delivery door accessible from the seven parking spaces to the north.
 - The garage doors and all openings would operate and face south, not east.
- The proposed fence to the north of the site was eight feet high. The east, south and west sides would possibly be four to six feet high (exact height, length, and material would be discussed and approved by ABR).
- The issue of noise was dependent upon the operator/management of a business.

Asked by the Commission, Mr. Ernst confirmed the rooftop area of 1,250 square feet had not been included in the reported square footage. About two more parking spaces would be required. The applicants were thanked for their consideration and engagement with the neighbors. Discussion and comments commenced among the Commissioners. Further definition will be needed, such as: security, striping of the parking lot, the need for a crossing guard for the park at tee-ball time, ingress/egress of patrons and vehicles at the intersection, handicap parking, traffic flow, and bicycle racks. The items would be set forth as conditions if approval were granted. Administrative staff stated the applicant would adhere to all conditions as set forth by the Planning Commission, in addition to the ones provided in writing and presented at the meeting (made part of record), and along with any amendments.

A motion was made by Mr. McMahon, seconded by Mr. Coyne to **APPROVE Docket No. 05-20-18 – Mixed-Use Overlay District** with the following conditions:

- Applicant maintains the maximum parking at all times of 2.5 spaces per 1,000 sq. ft. of programmed area including the building, the outdoor beer garden, and the second floor outdoor space in the calculation.
 - Annually in March (when outdoor dining is reviewed and renewed annually) and in writing, the applicant will confirm to the city that maximum parking is maintained.
 - The residential property is brought into compliance and maintained in compliance with all applicable codes.
 - There is no outdoor live music after 8:00 p.m.
 - Planning Commission approval is subject to ABR approvals.
 - There will be no outside projector screens.
 - The city and the applicant shall develop a plan to address the increased pedestrian and vehicular traffic at this corner. Specifically, a plan should be in place for when tee ball games are occurring at Edwards Park.
- (the following amendments were added during discussion after approval)
- Planning Commission approval is subject to the issuance of a Certificate of Occupancy as issued by the Division of Housing and Building.
 - All improvements are completed to code and approved.
 - The staff from this project would clean the parking lots each night.
 - The response to the conditions document presented at the meeting is amended as noted below:
 - a. There is clarification of the closing time for the outdoor bar (in conjunction with the food trucks) versus the indoor bar.
 - b. There is clarification of the square footage and the number of required parking spaces.

All of the members voting yea, the motion passed.

7. **Docket No. 05-20-18 – Outdoor Seasonal Dining**
16900/16906 Detroit Avenue and 1386/1376 Edwards Avenue
Lakewood Beer Garden and Food Truck Park

Greg Ernst, AODK, Inc., applicant requests the review and approval outdoor seasonal dining as part of an application for a mixed –use overlay district to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks, pursuant to section 1135.03 – designation of a mixed use overlay district and section 1161.03(t) – outdoor seasonal dining. The property is located in a C3, General Business and an R2, Single and Two-Family district. The item was deferred from the May meeting. (Page 28)

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **APPROVE Docket No. 05-20-18 – Outdoor Seasonal Dining** with the following conditions:

- Applicant maintains the maximum parking at all times of 2.5 spaces per 1,000 sq. ft. of programmed area including the building, the outdoor beer garden, and the second floor outdoor space in the calculation.
- Annually in March (when outdoor dining is reviewed and renewed annually) and in writing, the applicant will confirm to the city that maximum parking is maintained.
- The residential property is brought into compliance and maintained in compliance with all applicable codes.
- There is no outdoor live music after 8:00 p.m.
- Planning Commission approval is subject to ABR approvals.
- There will be no outside projector screens.
- The city and the applicant shall develop a plan to address the increased pedestrian and vehicular traffic at this corner. Specifically, a plan should be in place for when tee ball games are occurring at Edwards Park.
- Planning Commission approval is subject to the issuance of a Certificate of Occupancy as issued by the Division of Housing and Building.

- All improvements are completed to code and approved.
- The staff from this project would clean the parking lots each night.
- The response to the conditions document presented at the meeting is amended as noted below:
 - a. There is clarification of the closing time for the outdoor bar (in conjunction with the food trucks) versus the indoor bar.
 - b. There is clarification of the square footage and the number of required parking spaces.

Specific conditions for the outdoor dining on the site are as follows:

- The outdoor dining aspect is approved to be year-round.
- Expansion of the number of outdoor seating may exceed the allowable 25% of the indoor seating.
- Ingress/egress will be approved a part of the security plan.

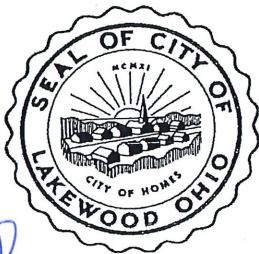
All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Baker, seconded by Mr. Coyne to **ADJOURN** the meeting at 9:30 p.m. All of the members voting yea, the motion passed.

Katelyn Z Milius
Signature
on behalf of the chair

8/2/2018
Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. John Sindyle
2. William Sanderson
3. GREG ERNST
4. Daniel Deagen
5. LESLIE FAIRE KOSMAN
6. Jon Wagner
7. Heather Doeberling
8. NICKI PERKO
9. Jay Carson
10. L. J. COBBITT
11. ARIK RUSH

SIGN NAME:

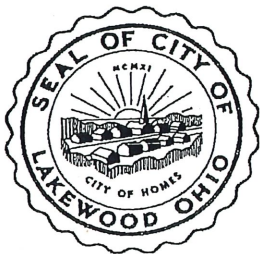
John R. Sindyle
William Sanderson
Greg Ernst
Daniel Deagen
Leslie Faire Kosman
Jon Wagner
Heather Doeberling
Nicki Perko
Jay Carson
L. J. Cobbitt
Arik Rush

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, June 7, 2018



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. Mike Krivak
2. Mike Gill
3. Chuck Hest
4. Nancy Horn
5. Sean Zimmerman
6. Trish Rober
7. Rob Bunn
8. _____
9. _____
10. _____
11. _____

SIGN NAME:

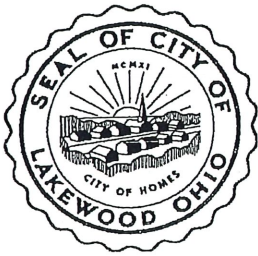
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7. [Signature]
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10. _____
11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, June 7, 2018



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Meghan George

M. George

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, June 7, 2018

DEAGAN'S BEER GARDEN

Draft Written Conditions

1. Food Truck Conditions
 - 1.1. No idling
 - 1.2. No generators
 - 1.3. Spacing between trucks per fire code
 - 1.4. Electrical hookups provided
 - 1.5. Traffic/ Truck circulation plan
 - 1.6. Hours 11am- 10pm (Sun-Thurs) 11am-11pm (Fri-Sat)
2. Parking Plan
 - 2.1. Bike Racks (10)
 - 2.2. Meet Maximum Parking per code
3. Hours of Operation
 - 3.1. Weekday
 - 3.2. Weekends
4. Noise
 - 4.1. Projector screen- REMOVED
 - 4.2. Rooftop hours
 - 4.3. Rules for live music- Saturday Afternoon, not past 8pm
 - 4.4. "Quiet patio hours" (Examples in Ohio City)
5. Outdoor Bar
 - 5.1. Hours 11am- 10pm (Sun-Thurs) 11am-11pm (Fri-Sat)
 - 5.2. Operation
6. Other
 - 6.1. Front of property must not be used for parking except for food trucks on designated area.
 - 6.2. Annual Review of Outdoor dining
 - 6.3. Landscape Plan
 - 6.4. Annual Review of 1376 Edwards- Full compliance and occupied
 - 6.5. Letters from parking share agreements
 - 6.6. Security of patio/Entrances
 - 6.7. Trash/Litter Mgmt
 - 6.7.1. Cigarette "pole"/ashtray provided



06.07.18

Lakewood Planning Commission
Lakewood Beer Garden
Response

ARCHITECTURE OFFICE :: DAVID KREBS

AODK INC = [A :: 17306 Madison Avenue, Lakewood, OH 44107] + [P :: 216.771.1920] + [F :: 216.771.1797] + [W :: <http://www.aodkinc.com>]

1. Food Truck Conditions

- 1.1. No idling – The Beer Garden will only invite food trucks that use the provided powered stanchions.
- 1.2. No generators – The Beer Garden will only invite food trucks that use the provided powered stanchions.
- 1.3. Spacing between trucks per fire code – State code minimum of 3' between food trucks will be maintained.
- 1.4. Electrical hookups provided – Powered stanchions will be provided for each food truck.
- 1.5. Traffic/ Truck circulation plan – Refer to modified site plan. The food trucks will pull in off of Detroit Avenue and will park on the west side of the site.
- 1.6. Hours?

Closing times listed below are for when food trucks will leave. The bar will remain open for 1 additional hour:

Summer Hours

Sunday – Thursday 11am – 10pm (11pm bar)
Friday – Saturday 11am – 11pm (12am bar)

Winter Hours

Monday – Thursday 4pm – 10pm (11pm bar)
Friday 4pm – 11pm (12am bar)
Saturday 11am – 11pm (12am bar)
Sunday 11am – 10pm (11pm bar)

2. Parking Plan

- 2.1. Specifics of YMCA and AutoZone agreements – Valet is not being proposed at this time. The client is working with renting the (24) parking spaces available at 17117 Detroit Avenue.
- 2.2. Bike Racks (15) – (10) bike racks have been added to the site plan, which will accommodate at least (20) bikes. Lakewood Code requires (1) bike rack per 2,500 s.f. With the building and outdoor area equaling 13,630 s.f., (6) bike racks are required.
- 2.3. Added spaces on the lot considering the outdoor space as part of the square footage (see scanned sketch) – The square footage of the outdoor patio space has been added to the site plan – 8,288 s.f.
- 2.4. Edwards Parking Spaces – Due to complications with road/sidewalk modifications and utility pole locations, adding parallel parking spaces on Edwards Avenue has not occurred.
- 2.5. Consider valet behind YMCA – Valet is not being proposed at this time. The client is working with renting the (24) parking spaces available at 17117 Detroit Avenue.

2.6. Uber drop-off or other ride share amenities? – The client will be creating a drop-off area for Uber and Lyft.

3. Hours of Operation - Listed above

4. Noise

- 4.1. Projector screen – The projection screen has been removed from the project.
- 4.2. Rooftop noise (Something to block sound on the residential side?) – Refer to new site plan for discussion of rooftop.
- 4.3. Rules for live music – Live music will be casual on weekend days and will not occur after 8pm on any day.
- 4.4. "Quiet patio hours" (Examples in Ohio City) – Refer to new site plan for discussion of new location of outdoor area.

5. Outdoor Bar

- 5.1. Hours? - Listed above
- 5.2. Operation? – The outdoor area will function similar to the indoor bar, there will be busboys dedicated to keeping the yard clean during hours of operation.

6. Other

- 6.1. Landscape Plan – A landscape plan will be submitted for ABR review and approval.
- 6.2. 1376 Edwards- Full compliance and occupied – The Landlord will coordinate the work necessary for this property.
- 6.3. Letters from parking share agreements – Valet is not being proposed at this time. The client is working with renting the (24) parking spaces available at 17117 Detroit Avenue.
- 6.4. Security of patio/Entrances – There will be (3) entrances in to the outdoor area that will be highlighted by trellis structures to help orient visitors.
- 6.5. Trash/Litter Mgmt – The Beer Garden will share the dumpsters with El Carnicero and will relocate them
- 6.5.1. Cigarette "pole"/ashtray provided – Outdoor ashtray poles will be provided at each entrance. The facility will be non-smoking, both indoor and out.

7. Parking

The parking lot to the west of the proposed property will be restriped to accommodate (15) additional parking spaces. In addition, (7) new parking spaces are being added to the proposed property. Of the (73) parking spaces, (3) will be handicapped accessible.

Lakewood Code requires a minimum of (1) parking space per 1,000 s.f. and a maximum of (2.5) parking spaces per 1,000 s.f. With the building and outdoor area equaling 13,630 s.f., a minimum of (14) parking spaces and a maximum of (34) parking spaces are required. With the (15) additional parking spaces on the abutting west property, the (7) parking spaces on the proposed property itself, and (24) parking spaces available at 17117 Detroit Avenue, the proposed parking count is (46).

8. Design Concept

With the relocation of the building to the north side of the property, the noise from the outdoor area will be blocked by the building and the main attraction for the proposed project will be located on Detroit Avenue.

THIS DOCUMENT, DESIGN, CONCEPTS AND INFORMATION ARE THE PROPERTY OF ADK AND SHALL REMAIN THE PROPERTY OF ADK. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM ADK.

DATE: 10/17/17

PROJECT: LAKEWOOD TRUCK YARD

DESIGN: ADK

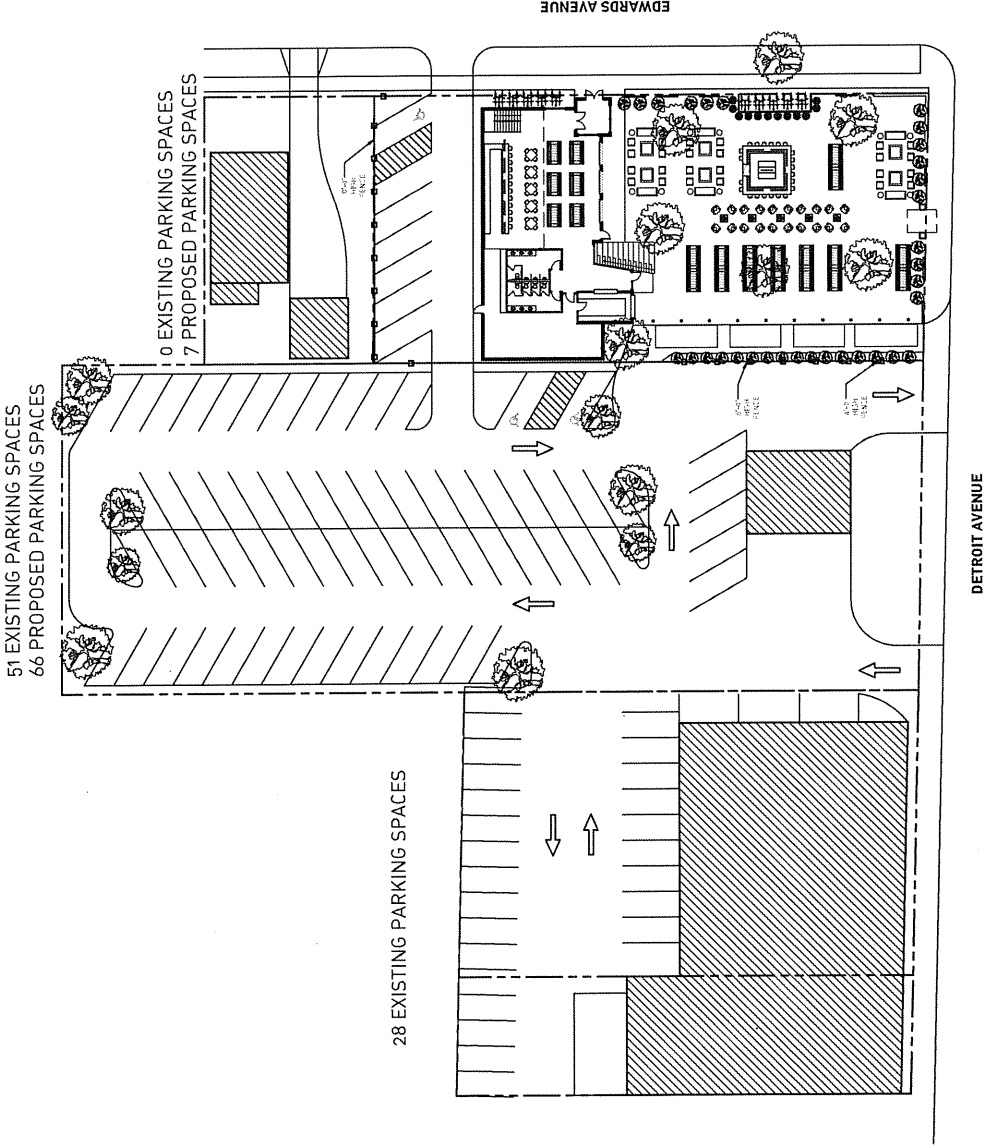
LAKEWOOD, MI

LAKEWOOD TRUCK YARD

PRELIMINARY
NOT FOR CONSTRUCTION

adk

ADK, INC. - 14000 Woodward Avenue, Suite 100, Detroit, MI 48202-3200
ARCHITECTURE, CIVIL, & LANDSCAPE ARCHITECTURE
ADK, INC. - 14000 Woodward Avenue, Suite 100, Detroit, MI 48202-3200
ARCHITECTURE, CIVIL, & LANDSCAPE ARCHITECTURE



2

al.7

ROOFTOP PATIO FLOOR PLAN

SCALE: 3/32" = 1'-0"



Schwarz, Johanna

From: ADRIANE RUSH <adridq@me.com>
Sent: Thursday, May 31, 2018 8:46 AM
To: Planning Dept
Subject: Re: Beer Garden

Hi Katelyn ,

I had 2 other questions regarding this beer garden ? One is about the hours of operation .

According to ordinance

1135.11 it states Sunday - Thursday is allowed 6:00 am to 10 pm . Friday and Saturday till 11:00 pm. And they are looking to stay open till midnight. Also the ordinance 1503 about outdoor burning restrictions. It states fire pits cannot be located within 25 feet of a structure or combustible material and looking at plans it

Does look closer to me!

Also with trees by fire pits! Thank you for reaching out to me!

Adriane Rush

Sent from my iPhone

On May 22, 2018, at 5:14 PM, Planning Dept <Planning@lakewoodoh.net> wrote:

Adriane,

Thank you for your letter to Planning Commission. The letter will be shared with them before the next Planning Commission meeting for their review. I will answer what I have answers to here.

What is the square footage or acreage the Beer garden would sit on? **Approx.. 19,000 ft²**

How many seats are inside and outside?

Rooftop: 45

Building: 95

Beer Garden: 100

Lastly, after what I read per city ordinance for bars, there should be approximately 36 parking spaces for the 6,000 square ft. building alone. Where will these 36 parking spaces be? In addition what about the outdoor seating will there be parking for that as well?

1135. Mixed Use Overlay

(2) Parking.

A. Applicants for Mixed Use Overlay developments shall submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.

B. All residential uses must comply with parking requirements or maintain existing parking conditions. Guidance from Chapter 1143

<u>Uses</u>	<u>Parking Spaces Requirement</u>
<u>Commercial</u>	
<u>Retail</u>	Min. 1 for each 1,000 sq. ft. GFA; max. 2.5 for each 1,000 sq. ft. GFA

Please let me know if you have any other questions.

Katelyn

Katelyn Milius, PE

City Planner

Department of Planning & Development

City of Lakewood

12650 Detroit Avenue

Lakewood, OH 44107
216-529-6634

Schwarz, Johanna

From: Kristen M Szutkowski <kszutkow09@mail.bw.edu>
Sent: Sunday, June 3, 2018 8:02 PM
To: Planning Dept
Subject: Docket No. 05-20-18-Outdoor Seasonal Dining

I am writing to express my concerns regarding the building of the Lakewood Beer Garden and Food Truck Park.

I rent a unit in the townhouses on Edwards Avenue. I am very strongly against the Beer Garden and Food Truck Park because of the limited parking in the immediate area. In our town house complex, each unit only receives one non-street parking spot, which leaves the majority of us parking on the street. On some nights this is not a problem, but on any weekend or warm spring/summer/fall nights it becomes very challenging to find parking near the townhouses. I have even found myself needing to park on Ethel (the street one block to the east) on some occasions. In addition to the many people who park on the street to gain access to the multiple bars already in the area, we also have a playground and baseball field at the end of our street. The dirt area, where the proposed Beer Garden and Food Trucks would be located serves as the parking lot for any sporting event held at the baseball field. If this parking area is taken away, I have no idea where approximately 20 cars will find space to park for youth baseball games.

Again, I am very much against the Beer Garden and Food Trucks being built simply due to the limited parking that we already deal with and the fact that there are many bars in the immediate area.

Thanks,
Kristen Szutkowski
Edwards Ave Townhouse Resident

Schwarz, Johanna

From: Madeleine Outman <mloutman@gmail.com>
Sent: Monday, June 4, 2018 7:34 PM
To: Planning Dept
Subject: Follow up photos
Attachments: IMG-1502.JPG; IMG-1503.JPG; IMG-1504.JPG; IMG-1505.JPG; IMG-1507.JPG

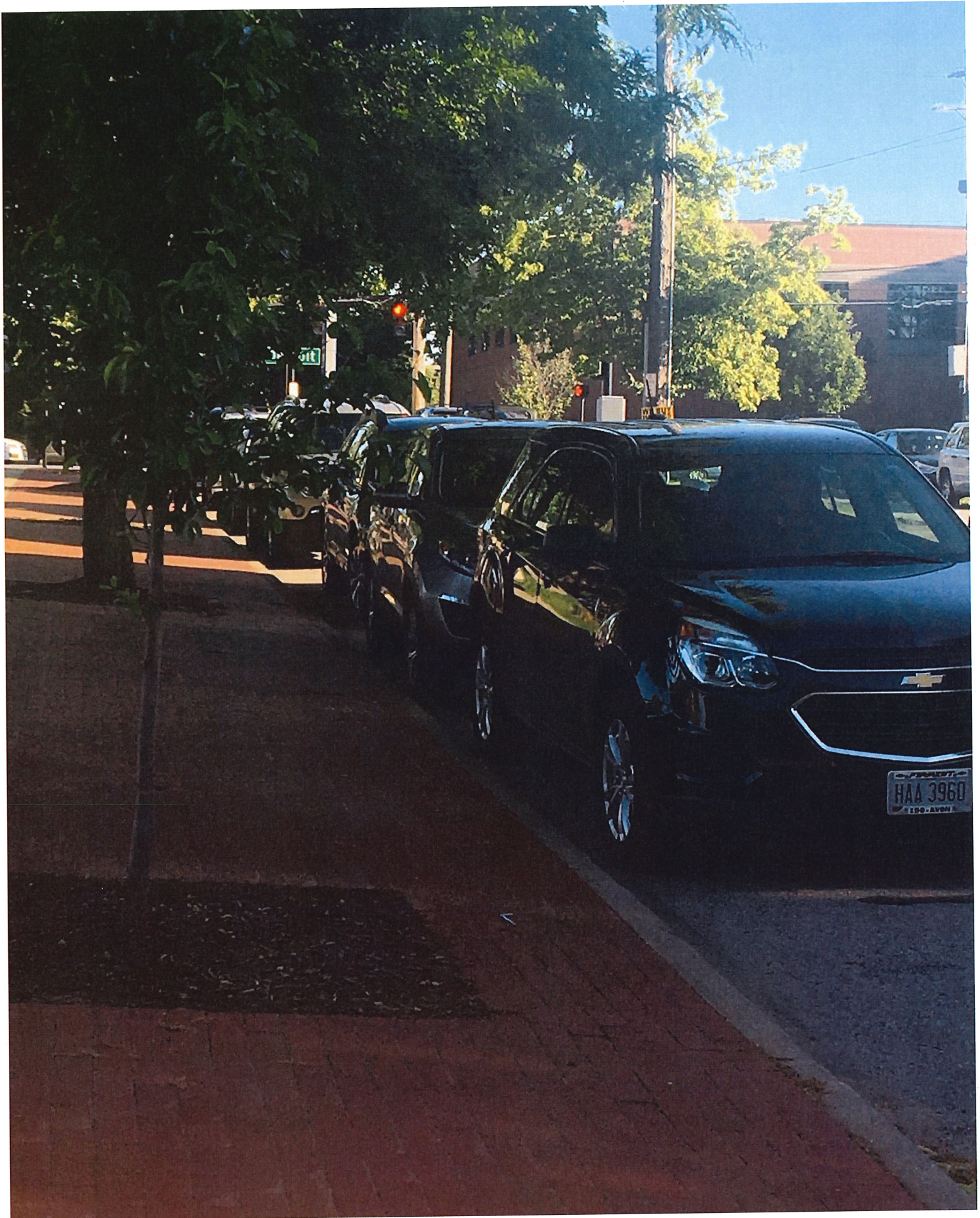
Hello,

I am attaching several photos of a typical evening (7:30pm) at the Detroit Ave & Edwards Ave site, in follow up to my earlier email in protest of the beer garden proposal there. These are few views of the tee ball game, playground, and the parking situation on the street and in the vacant lot.

As you can see, both the street and the lot are completely packed, and this is a community gathering place for small children and babies. A beer garden would not appropriate for this location.

Thank you!

Madeleine Outman









MAIN (216) 529-6270
FAX (216) 529-5930

housing.building@lakewoodoh.net
www.onelakewood.com

DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

DEPARTMENTAL MEMORANDUM

TO: Jean Yousefi
CC: -
FROM: Michael Molinski
DATE: June 5, 2018
SUBJECT: Chris Parmelee Promotion to Building Inspector 2

Chris recently passed examinations and completed other requirements per the state of Ohio Board of Building Standards to receive his plumbing inspector certification.

Chris has been diligently pursuing this license through the state's trainee program which required him to complete 200 hours of continuing education, perform 25 supervised inspections and pass two separate examinations designed to test his knowledge of International Code Council plumbing and fuel gas codes.

He has been a contributing member of the building department staff since he started with us as a Property Maintenance Inspector and continues to grow in his career. I'm pleased that with this new certification Chris is eligible for promotion to the position of Building Inspector 2.

END OF MEMO





June 4, 2018

To the Planning Commission,

I live at 1372 Edwards Avenue with my family since 1999 and am here to ask that before approving a beer garden and food truck court at Edwards and Detroit you stop and with council and the planning commission create regulations that address concerns that go with proposals like this one.

It will create litter, with use of disposable food boats and wrappers and utensils in an outdoor setting. It will create noise. It will create light leakage, including from TVs. It will create parking problems for residents. It will create parking and safety problems for the Recreation Department during league play at the tee ball field. It gives a steady stream of non-Lakewood businesses tax free, fly-by-night access to Lakewood as a marketplace. It brings multiple billboards into a location in flagrant and uncontrolled violation of the city's sign codes.

The Planning Commission and ABR should not encourage business wherein success is at odds with quality of life in the neighborhood. In this case success for the business exacerbates every problem listed above.

When the mixed use overlay rules were written they meant to include residential components with the development. The inclusion of the existing residential property to make this proposal possible is not in the spirit of this idea, it is an excuse. I do not know why the city would be more interested in a loophole than the intent of the requirements. That is clearly what this is.

When parking regulations were re-written per thousand square feet of building instead of per the number of seats in a restaurant, they did not anticipate 140 seats outside the building. Neither do they take into consideration the context, by which I mean the existing parking demand in a neighborhood. This neighborhood already has parking stress from four bars, plus the YMCA and baseball field, plus a significant number of homes without adequate offstreet parking, or without any at all.

The city created regulations for outdoor patios in 2009. This proposal fails to comply with those regulations on several points.

These are quotes from
onelakewood.com/pdf/Outdoor_Design_Guideline_May_2009

“Outdoor dining will not exceed 25% of the previously approved indoor seating capacity.”

This proposal has 100 seats indoors. 25% of 100 is a maximum of 25 outdoor seats. With 140 outdoor seats, this violates the guidelines adopted in 2009 by more than a factor of five.

Alcohol service, item 2:

“There must be only one well defined entrance to the outdoor dining area, and it must be located directly in front of the egress doors.”

This proposal includes an entrance from Detroit Avenue, an entrance from Edwards Avenue to the beer garden, across from Edwards Park, and an entrance from the parking lot on the West side.

Not only are those violations of the rule, but the entrance on Edwards will actually cause jaywalking from the baseball field.

It will create a traffic problem and a safety issue. Children will cross the street there to go into the beer garden to get the local varieties of ice cream. This encourages them to do that.

Alcohol service, Item 3.

“Alcoholic beverages shall be served as a part of the service of food and meals.”

This proposal divorces the two. The bar service and the food service are not even provided by the same company. The applicant proposes to sell beer and leave the food sales to several, completely separate businesses, and separate transactions.

Alcohol service, item 4.

“Customers are not permitted to carry their alcoholic beverages to the outdoor dining area.”

This proposal encourages patrons to carry their alcoholic beverages to the outdoor dining area, and further offers outdoor bar service.

At the first ABR meeting over the proposed beer garden and food truck park at Edwards and Detroit, there was another item on the docket. Sign Review was looking at a proposed replacement for the sign in front of the plaza at Northland and Madison. Their sign included logos for each of the businesses in the plaza. They were small logos to fit the space on a relatively small sign, but they were in different colors.

The sign review board made them come back with a new, monochrome design listing all the businesses in shades of black and grey on a white background.

Meanwhile, the city's regulations for outdoor dining say this:

No Advertising on Umbrellas, Furniture, or barriers, including logos, graphics, or names.

Yet this proposal would bring four food trucks to the beer garden every day on a rotating basis. Food trucks are designed garishly as carnival rides. They are billboards for themselves. They are clearly a violation of this regulation, and a negation of the work the sign review committee does month after month, year after year.

These billboards are built into the proposal at hand. I can't think of any place apart from highways where billboards are permitted to be clustered like this, and I can hardly think of anything more ugly or less visually attractive in a city of homes. The city would have no control over this.

The regulations don't address the position of outdoor dining with respect to residential property, but example after example shows that the norm is that the restaurant building shields residential neighborhoods from the outdoor dining. At Peppers, Forage, Beer Engine, Humble, Vosh, and many more examples, the bar or restaurant building shields the residential neighborhood from outdoor drinking and dining. In this case the building is positioned to protect Detroit avenue from the outdoor drinking, and to put the outdoor drinking closer to residential property.

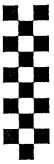
This is far outside the norm and blatantly violates multiple outdoor patio rules that the city just wrote in 2009. The recent change in parking regulations clearly didn't anticipate 140 seats outside the building's square footage. Because of those reasons and to respect the quality of life in the neighborhood I request that you take a harder look at this.

I request that the city to do a serious parking study that deals with the context of existing parking demand from four existing bars, and which deals with the fact that existing parking being counted as available for this project is already in use.

More importantly I urge you to consider regulation for this type of business, including the permissible scale, their location with respect to residential property, and the context in which they operate.

You need to consider the precedent you set and the exceptions you make, because a whole lot of bar owners and landlords are watching for their own opportunities, and the people have to live with your decisions.

Michael Gill
1372 Edwards Avenue
Lakewood, Ohio 44107



To Planning Commission, City of Lakewood

It would be a poor planning decision for the City of Lakewood to approve this Beer Garden monstrosity at this particular location in Lakewood.

This large indoor and outdoor bar is proposed in an area of homes and next to a ballpark meant for families and kids. Where will these Lakewood residents park while their children are playing ball? How will nearby homeowners enjoy the peace and quiet of their homes with the noise and disruption of this establishment?

Next, there is very little extra parking anywhere near this proposed establishment. This bar's parking demands would seriously stress the entire neighborhood. The bar has proposed seating of 280, and add to that about 30 employees and food trucks, just where are they going to park?? Car pool? Even the petitioner recognized this problem when he suggested at the last meeting to use valet parking in an effort to attempt to address this mess.

The Dairy Queen parking lot is directly across the street from this proposed bar; it will be flooded with illegal parkers. This business has been established at the location for over 40 years, and what efforts will the City or the owner of this bar do to protect this family-type business from the on-slot of illegal parkers.

Remember the old slogan "Lakewood, the city of homes"--why do we need to change by bringing this noisy atmosphere and disruption to this Lakewood neighborhood?

Respectfully,

Don Woodlock
Property Owner, 16803 Detroit Avenue, Lakewood, Ohio

Michael J. Krivosh
17479 Clifton Blvd.
Lakewood, Ohio 44107
(216) 440-3257

June 6, 2018

Planning Commission
City of Lakewood
12650 Detroit Ave.
Lakewood, Ohio 44107

Re: Mixed Overlay District - Outdoor Seasonal Dining
16900/16906 Detroit Ave and 1386/1376 Edwards Ave.
Lakewood Beer Garden and Food Truck

Planning Commission:

As a concerned citizen, I write to express my opposition to the application for a conditional mixed use overlay for the referenced properties located at 16900/16906 Detroit Ave. and 1386/1376 Edwards Ave.

I have lived in Lakewood all of my life. Born and raised here, a lifelong resident of 67 years and a Lakewood business owner for over 40 years, I have seen businesses come and go. My opposition to this project is not about competition or about it's sponsor, Dan Deagan, a Lakewood resident with two successful businesses that have been good for Lakewood. I feel the proposed project location is simply a bad fit for this city neighborhood and more appropriate for an area like the Flats east or west bank riverfront.

- 1) There are currently 138 existing brick & mortar restaurants in the City of Lakewood. Restaurants that have invested thousands of dollars in their facilities, pay real estate and income taxes and operate within the city's existing building and zoning codes and ordinances. While I have a limited understanding of the intended purpose, concept and rules of using a Mixed Overlay District, establishing such a district for the proposed project has the appearance of creating exceptions to existing zoning district regulations that potentially provide an unfair advantage over existing brick and mortar bars and restaurants..
- 2) Current plans show a 19,000 square foot site which would include two distinct but attached buildings totaling 6,000 square feet and a large courtyard. While the smaller of the two structures would house an indoor bar, restrooms, walk-in coolers, office space and storage, the larger structure will be a "four-seasons" room that opens up on every side. The sides that face the courtyard would open up all the way to the ground, while the sides that abut Detroit and Edwards would open up to knee-wall height. Assuming the larger "four seasons" room is half, or 3,000 square feet of the building area, combined with the courtyard area, approximately 16,000 sf. (84% of the site) would be outdoor/open air seating. The percentage of outdoor courtyard/ patio seating to indoor seating would far exceed the ratio permitted by city codes and the amount found in existing brick and mortar restaurants in the city.

- 3) One of my main concerns is the parking issue for this beer garden. Where are these customer going to park? There is not enough dedicated parking for the proposed project and not enough in the neighborhood. The site plan does not show any on site parking. Existing restaurants in the neighborhood don't have enough parking now, a condition that will be exasperated with a new project of this size. Rules for parking have changed. Where there once was a requirement of one space for every four seats, it's my understanding the new project will have 6 total parking spaces for what is reported to be 280 seats (1 for every 47 seats) Where is the project getting parking for this property use?

There is a public baseball field located across Edwards Ave. from this project. I was at Edwards Field this past Tuesday for my grandson's first t-ball game and parking was a big problem. If you were to drive by and look at the empty lot next to the baseball field where the proposed beer garden would be, it was full of cars for the t-ball game. There were at least 24 cars in the lot on Tuesday because there was no additional parking left on Detroit or Edwards Avenue. Where will these parents park in the future?

If you were to also drive by the Take 5 Oil Change next to the proposed project, you would see the parking behind that building is completely full at night and especially on Friday and Saturday nights.

- 4) Food Trucks are transient. They do not pay rent or real estate taxes. They have reduced liability, reduced taxes, reduces costs and reduce accountability to the community. Where is the food truck revenue benefit for the City of Lakewood. Brick and mortar businesses are subject to not just taxes, but more closely watched taxes. With food trucks coming and going, will the city be able to adequately track and collect sales and employment taxes from the food trucks.

I'm sure you are aware of the extensive public comment against the project that emanated from last month's meeting of the architectural review board.

I urge you to take a hard, thorough examination of the new beer garden and food truck park business concept, the context in which it would operate, including it's scale, location with respect to residential property, impact on the neighborhood, and precedent this zoning change would set for the current and future businesses in the city. Is a beer garden across the street from a playground an appropriate use of the site?

I just hope you will look at the project carefully and really ask yourself if this is a good project for the City of Lakewood, especially at this location.

Sincerely,

Michael J . Krivosh

Schwarz, Johanna

From: ADRIANE RUSH <adridq@me.com>
Sent: Wednesday, June 6, 2018 9:13 AM
To: Planning Dept
Subject: Beer garden parking
Attachments: IMG_2546.PNG; ATT00001.txt

Right now this is a Tuesday night ! I feel really bad for all those families at little league !



Milius, Katelyn

From: Sylvester, Bryce
Sent: Thursday, June 7, 2018 12:57 PM
To: Milius, Katelyn
Subject: Fwd: Letter of Recommendation

Please plan to share this with the Commission tonight

--

Bryce Sylvester
Director of Planning & Development
City of Lakewood
216-529-6635
Bryce.Sylvester@lakewoodoh.net

Begin forwarded message:

From: Tim Bratz <bratz@cleturnkey.com>
Date: June 7, 2018 at 12:51:22 PM EDT
To: "Sylvester, Bryce" <Bryce.Sylvester@lakewoodoh.net>
Cc: Justin Costanzo <justincostanzo1479@yahoo.com>
Subject: Letter of Recommendation

Hi Bryce,

Hope you're doing great!

I just wanted to send a note regarding Justin Costanzo's application for the Lakewood Food Truck Park project being presented at this evening's Planning Commission Review Meeting. I'd appreciate it if you would please share this letter with the Planning Commission Committee:

My name is Tim Bratz, and I own a real estate investment company headquartered in Lakewood. Last year, I renovated the neoclassical mansion at 13443 Detroit Road from a distressed funeral home into a beautifully restored micro-office community that has brought several new businesses to Lakewood. I've also improved and operated several apartment buildings throughout the community.

I've known Justin and his family for 15+ years, we actually went to high school together. Justin is a super sharp entrepreneur, has one of the most incredible work ethics I've ever seen, always does the right thing, and is passionate about constantly bettering himself and his community.

I've spoken to Justin regarding his Lakewood Food Truck Park project, read up about it on clevelandscene.com, and shared the idea with other citizens and business owners in Lakewood. Everyone loves the idea and thinks it would make Lakewood an even

"cooler" place to live, work, and play. And I know Justin is the right person to bring this opportunity to our awesome community, and ensure it's done right!

Thank you for your time, and thank you for your efforts to keep Lakewood an incredible community.

Best,

Tim Bratz

--

Be your best,

Tim Bratz

CLE Turnkey Real Estate
13443 Detroit Road
Lakewood, OH 44107

843.718.4102
Bratz@CLEturnkey.com

Real Estate Investments & Consulting -- CLEturnkey.com

Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.

Milius, Katelyn

From: alyssa.r.suckow@gmail.com
Sent: Thursday, June 7, 2018 12:43 PM
To: Milius, Katelyn
Subject: Beer Garden Planning Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Lauren.

I am writing about the planning meeting tonight in which they are going to discuss the Beer Garden plans again. I will not be able to attend the meeting tonight, but I just wanted to write and voice my last remaining concern. I know a couple of people that live in the apartment building behind El Carnicero, that is owned by the same gentleman who owns this lot. He stated that he is willing to give up the parking lot and require residents park in the street; however, he has not informed his tenants of any of the scheduled meetings (as your mailed letter required him to), he doesn't maintain his properties, and he gets very abrasive when asked to make simple repairs. In talking to Dan Deagan, I am more comfortable with his idea and vision, but I just thought the committee should know that the proposed landlord has done everything in his power to make sure his tenants do not have a voice in this process.

If it isn't too much trouble, please let me know the results of tonight's vote.

Thank you,

Alyssa Suckow

Sylvester, Bryce

From: Sylvester, Bryce
Sent: Wednesday, June 6, 2018 3:55 PM
To: Summers, Mike
Subject: RE: Beer garden proposed for Edwards at Detroit
Attachments: Corner of Edwards and Detroit 2007 a .jpg

We will be providing a thorough zoning analysis and major updates to the project tomorrow at planning commission which should address most of Michael's points below. I did want to provide some additional context to you. Hopefully it is helpful.

I've provided responses to some of Michael's comments below in red. Also, here are some additional bullet points that help to address concerns and questions that have come up:

- Listening to the neighborhood
 - Outdoor projection screen removed
 - Flipped the entire site plan to put to the building in the rear to bring the outdoor space and activity up to Detroit Avenue
 - Hours of operations more restrictive than what the code allows:
 - Sunday-Thursday: 11 am – 10 pm outside and 11 pm inside
 - Friday & Saturday: 11 am – 11 pm outside and 12 am inside
 - Code allows for:
 - Sunday – Thursday: 11 am – 10 pm outside; 2 am inside
 - Friday & Saturday: 11 am – 1 am outside; 2 am inside
- Parking Plan
 - Dan will deliver 31 parking spaces, which is the maximum parking spaces he's required to per the zoning code
 - Parking code requires a Minimum of 1 space/1,000 square feet and Maximum of 2.5 spaces/1,000 square feet
 - We are utilizing the inside of the building and the outside area for the square footage calculation, which is not required of any other business in the city
 - Additionally, Dan will deliver 20 bike parking spaces on site. He is required by the code to deliver 5.
 - Dan has formed a partnership with Lyft to offer discounted rides for any patron of this location
 - We've evaluated the parking conditions on this block in 2007. This block was more deficient in parking in 2007 based on the uses on this block than it will be if this project is built.
- The Mixed Use Overlay Code was written exactly for this purpose, and is constructed for the Planning Commission to review proposals on a case-by-case basis. Here are relevant sections of the code that relate to this project:
 - Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.
 - Designs which enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces.
 - Designs which provide a choice in the type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Code.
 - Development and/or permanent reservation of open space, recreational areas and facilities.

- A creative approach to the use of land and related physical facilities that result in better urban design, higher quality construction and the provision of aesthetic amenities.
- The efficient use of land, so as to promote certain economies in the provision of utilities, streets, schools, public grounds and buildings, and other facilities.

Bryce Sylvester, AICP
 Director of Planning and Development
 City of Lakewood
 216-529-6635
bryce.sylvester@lakewoodoh.net

From: Summers, Mike
Sent: Tuesday, June 5, 2018 8:43 PM
To: Sylvester, Bryce
Subject: Fwd: Beer garden proposed for Edwards at Detroit

I have not digested this lengthy statement

Sent from my iPhone
 Mike Summers

Begin forwarded message:

From: Michael Gill <michael.gill.216@gmail.com>
Date: June 5, 2018 at 8:01:09 PM EDT
To: Michael Summers <mike.summers@lakewoodoh.net>
Subject: Beer garden proposed for Edwards at Detroit

Mayor Summers,

My family has lived at 1372 Edwards since 1999. I would very much like development at the corner of my street and Detroit, for the benefit of the city and the neighborhood.

However, the proposal for a beer garden with outdoor bar and 140 outdoor seats, including fire pits, TVs for watching sports, and cornhole games will damage quality of life and create parking problems for a neighborhood of one- and two-family homes. It is clear that the city's regulations for outdoor dining and recently revised regulations for parking did not anticipate and are not adequate to address this proposal.

There will not be cornhole. Dan has addressed this specific point with Michael.

(I request a pause for the establishment of regulations that deal with current concerns, as well as the precedent this project would set for other businesses.

Via this process, Planning Commission is creating regulations and rules for this use. Topics include Food Truck rules and regulations, parking plan, restricted hours of operation, and a litter management plan. As of today, food trucks can show up in any private lot in the city without any of these regulations. This creates the opportunity for regulations. Also, this is a conditional use and will be evaluated by the Planning Commission on an annual basis.

It will create litter, with use of disposable food boats and wrappers and utensils in an outdoor setting. It will create noise. It will create light leakage, including from TVs. It will create parking problems for residents. It will create parking and safety problems for the Recreation Department during league play at the tee ball field. It gives a steady stream of non-Lakewood businesses tax free, fly-by-night access to Lakewood as a marketplace.

A litter management plan will be in place. Also, the projected investment on this project is \$1.3 million. The owners will not manage a unkempt site based on their investment in the project.

We all want successful businesses on Detroit. *The Planning Commission and ABR should not encourage business wherein success is at odds with quality of life in the neighborhood.* In this case success for the business exacerbates every problem listed above.

The balance of activity of our commercial districts with residential districts is always evaluated as part of Planning Commissions review of projects. This site is zoned C3 Commercial, and has a number of uses that are permitted that wouldn't come in front of the Commission to address specific land use controls like hours of operation, modified site planning, and parking. A few examples include, full service or quick service restaurant, assisted living facility, business or medical office, automotive parts and supplies retail, gas station. The redevelopment of property hinges primarily on the private market. There are many uses that could be proposed that offer much less control for the city and community.

When the mixed use overlay rules were written they meant to include residential components with the development. The inclusion of the existing residential property to make this proposal possible is not in the spirit of this idea, it is an excuse. I do not know why the city would be more interested in a loophole than the intent of the requirements. That is clearly what this is.

We don't view this as a loophole. It is the application of the zoning chapter to review a comprehensive proposal. Planning Commission would review any proposal that meets this zoning chapter.

When parking regulations were re-written per thousand square feet of building instead of per the number of seats in a restaurant, they did not anticipate 140 seats outside the building. Neither do they take into consideration the context, by which I mean the existing parking demand in a neighborhood. This neighborhood already has parking stress from four bars, plus the YMCA and baseball field, plus a significant number of homes without adequate off-street parking, or without any at all.

The parking code does take the neighborhood into consideration. In fact, here are examples from section 1143.09 as the Commission considers parking plans:

- Impact on central character of residential neighborhoods taking on overflow parking;
- Available surface parking lots in the neighborhood that could be used for shared parking;
- Similarly scaled projects throughout the City to compare parking footprint;
- Alternative forms of transportation available in the neighborhood;
- Implementation of bicycle facilities, including but not limited to, bicycle racks, covered bicycle parking, and shower facilities for employees;

People say that regulation kills business in Lakewood. The opposite is true. It helps business co-exist with residents and gets better results. In 2002 Denny's restaurants planned one of their chrome, 24 hour diners near this same location. Neighbors did not want to live in a 24 hour neighborhood already home to 4 bars. The city responded with regulation restricting 24 hour businesses to certain distances from residential property. This did not kill development there or anywhere else. Not long after, IHOP came with a proposal to build a red brick building, open til just 11 pm. The neighborhood was happy with this. Cozumel is there now.

See above on the restricted hours of operation.

You can regulate and still get good businesses. More recent regulation of drive thru windows probably saved Lakewood the pain of many more fast food restaurants on Detroit, which would rob our main commercial corridor of its character. Having a vision that respects your neighborhoods and holding business to it has good results.

The city created regulations for outdoor patios in 2009. This proposal fails to comply with those regulations on several points.

These are quotes from

onelakewood.com/pdf/Outdoor_Design_Guideline_May_2009

“Outdoor dining will not exceed 25% of the previously approved indoor seating capacity.”

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Not only are those violations of the rule, but the entrance on Edwards will actually cause jaywalking from the baseball field.

It will create a traffic problem and a safety issue. Children will cross the street there to go into the beer garden to get the local varieties of ice cream. This encourages them to do that.

Planning Commission will address areas of ingress and egress as part of its review of the proposal.

Alcohol service, Item 3.

“Alcoholic beverages shall be served as a part of the service of food and meals.”

This proposal divorces the two. The bar service and the food service are not even provided by the same company. The applicant proposes to sell beer and leave the food sales to several, completely separate businesses, and separate transactions.

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This is far outside the norm and blatantly violates multiple outdoor patio rules that the city just wrote in 2009. The recent change in parking regulations clearly didn't anticipate 140 seats outside the building's square footage. Because of those reasons and to respect the quality of life in the neighborhood I request that you take a harder look at this.

I request that the city to do a serious parking study that deals with the context of existing parking demand from four existing bars, and which deals with the fact that existing parking being counted as available for this project is already in use.

I would reference the historical land use of this neighborhood. Parking was more deficient in 2007 than it is if this project were to be approved. In 2007, on the proposed site there was a mixed use building and a house at the corner of Edwards and Detroit (see the attached photo). There was no parking available behind what is now Take 5. In 2007, McCarthies occupied what is now El Carnicero. McCarthies was certainly a more intense use that more negatively impacted the neighborhood than El Carnicero. Booth's was in the same location with roughly the same amount of parking. The biggest land use change since 2007 is this proposal.

The entire block will provide roughly 117 parking spaces from Bonnieview to Edwards if this project is approved. The maximum requirement in the parking code is 96 parking spaces. Additionally, Dan is likely to secure a shared parking agreement in the neighborhood to offer more parking spaces.

More importantly I urge you to consider regulation for this type of business, including the permissible scale, their location with respect to residential property, and the context in which they operate.

You need to consider the precedent you set and the exceptions you make, because a whole lot of bar owners and landlords are watching for their own opportunities, and the people have to live with your decisions.

Thank you for your time, and for your work on behalf of my neighborhood,

Michael Gill

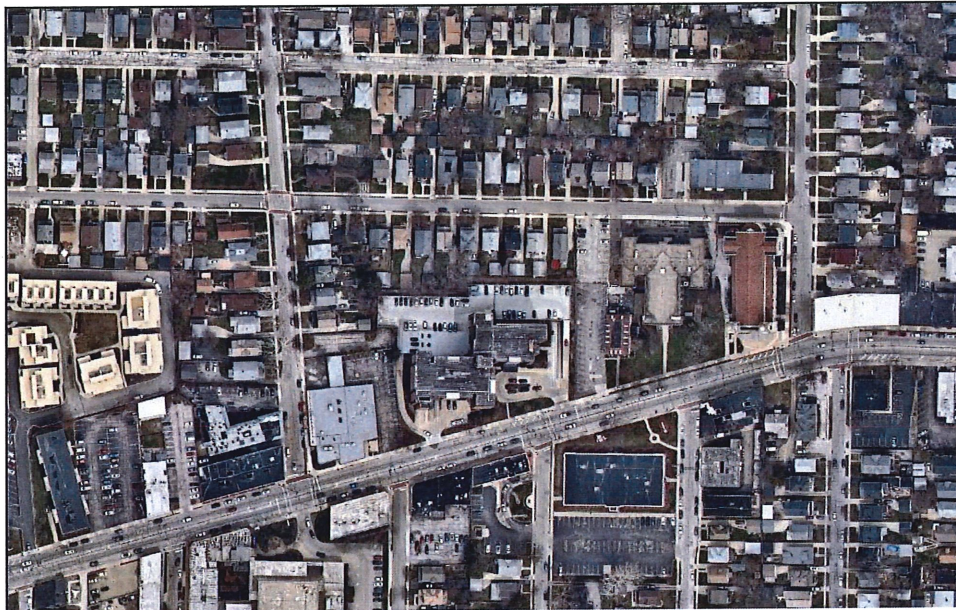
1372 Edwards Avenue

Lakewood, Ohio 44107

Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.



Planning Commission
June 7, 2018

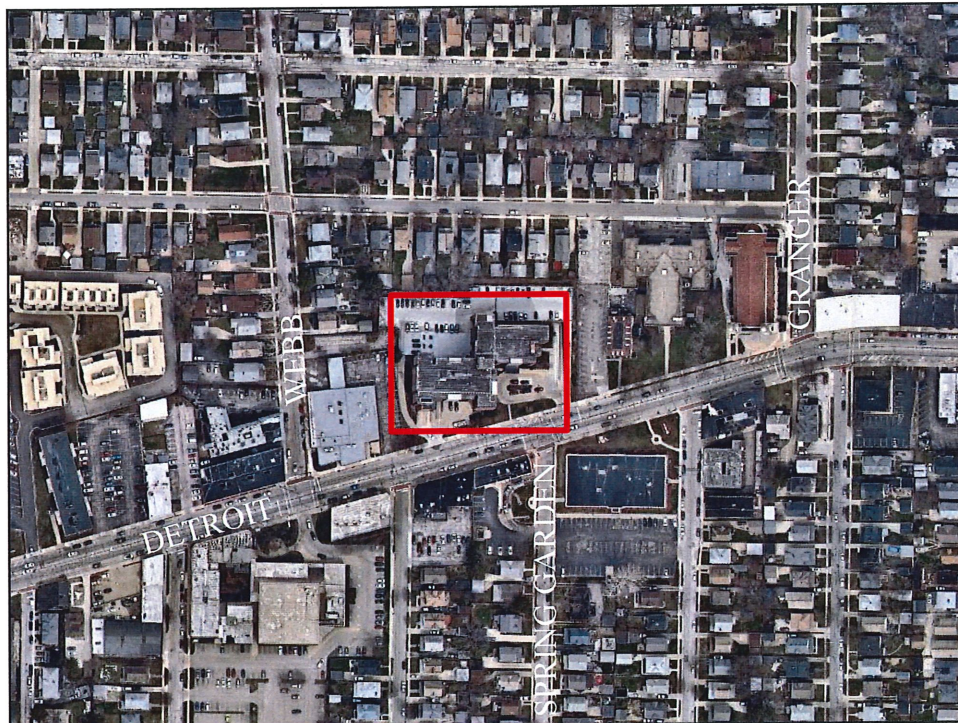


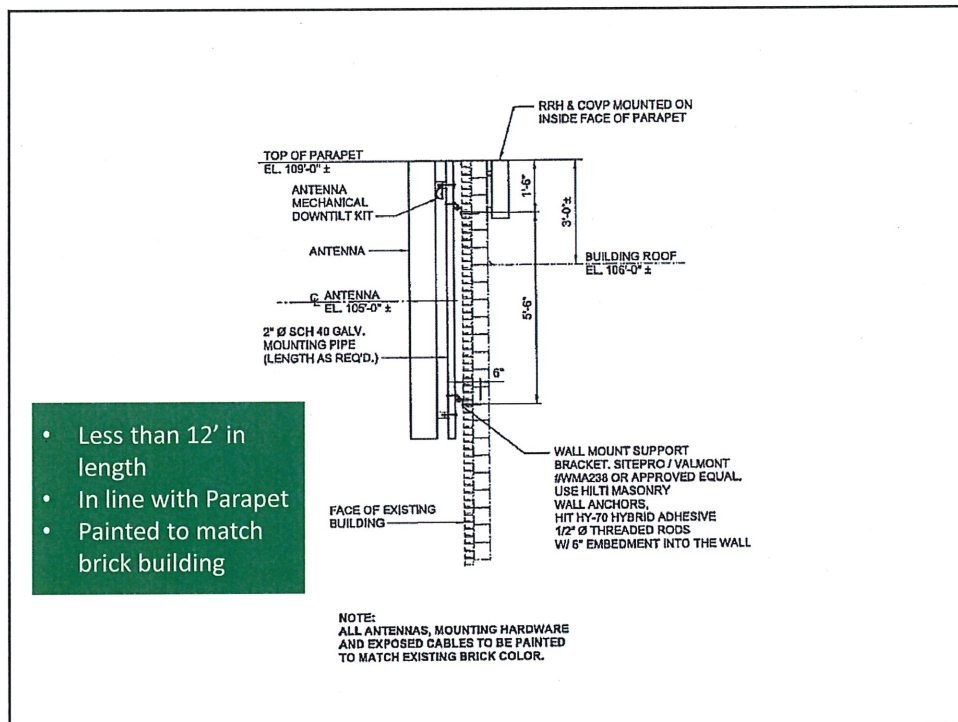
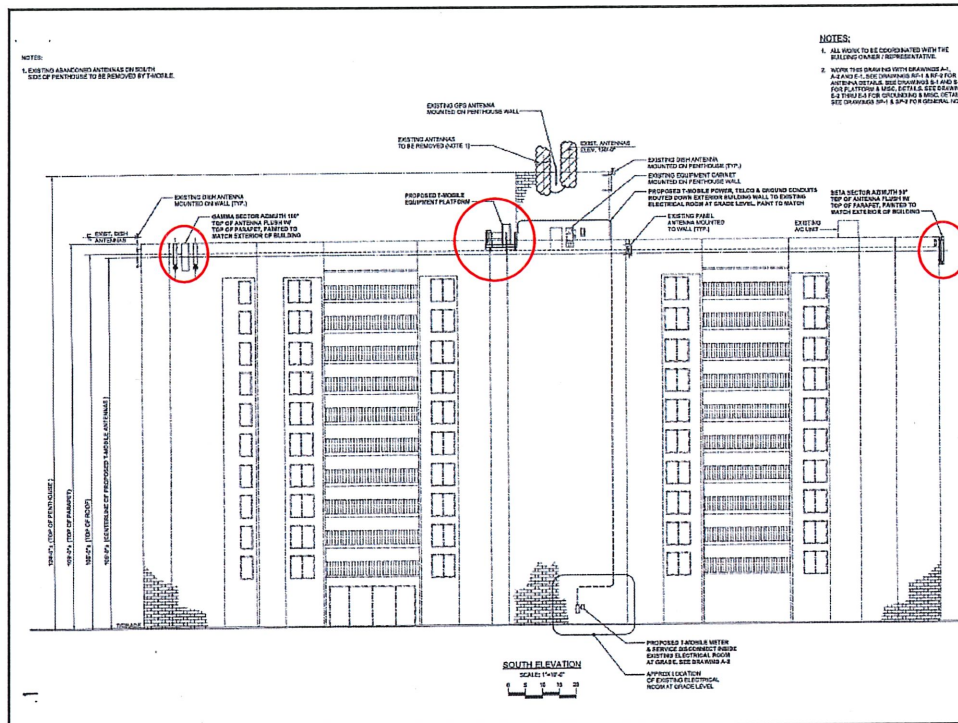
17600 Detroit Ave
Castlewood Apartments/ T- mobile
Conditional Use

Request

The review and approval for the installation of nine antennas and one equipment cabinet on the roof of the building, pursuant to section 1157.02 - regulations. The property is located in a C2, Retail district.

17600 Detroit Ave
Castlewood Apartments/ T- mobile
Conditional Use







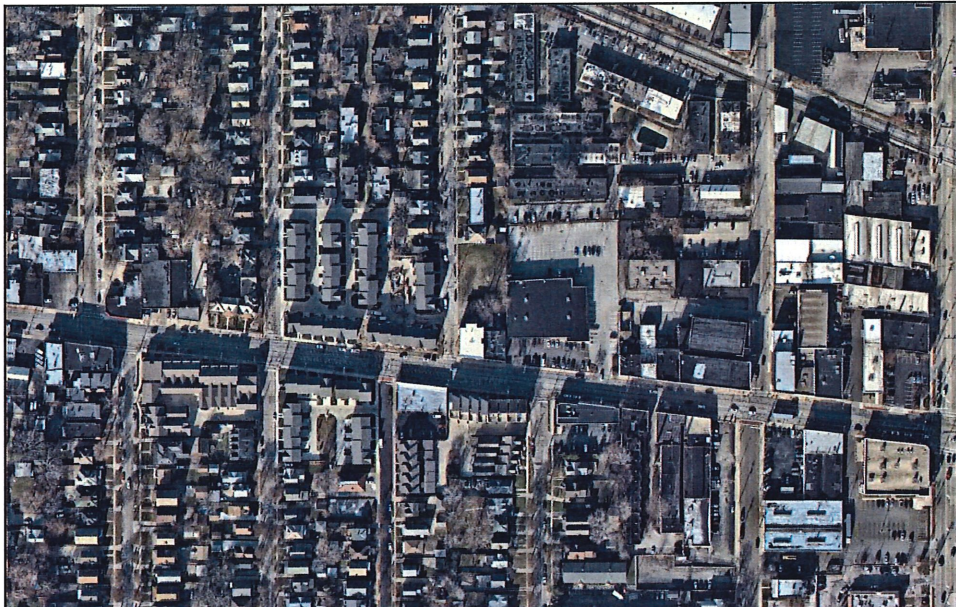


An aerial photograph showing a city street grid. A specific building is highlighted with a white rectangular outline. The surrounding area consists of other buildings and streets.

Request

The review and approval for the installation of nine antennas and one equipment cabinet on the roof of the building, pursuant to section 1157.02 - regulations. The property is located in a C2, Retail district.

17600 Detroit Ave
Castlewood Apartments/ T- mobile
Conditional Use

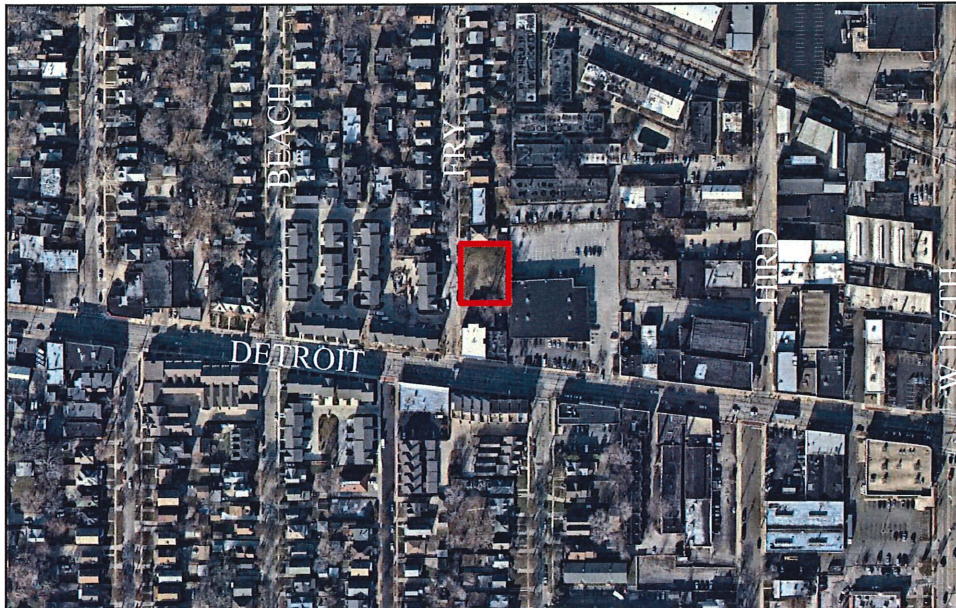


1375, 1379, & 1391 Fry Avenue
Fry Avenue Townhomes
Planned Development

Request

The review and approval for the consolidation of three parcels (PPN 312-33-052, PPN 312-33-053, and PPN 312-33-054), pursuant to section 1155.06 - procedures for lot consolidations and resubdivisions. The property is currently in a C3, General Business district, but has been approved as a Planned Development (PD).

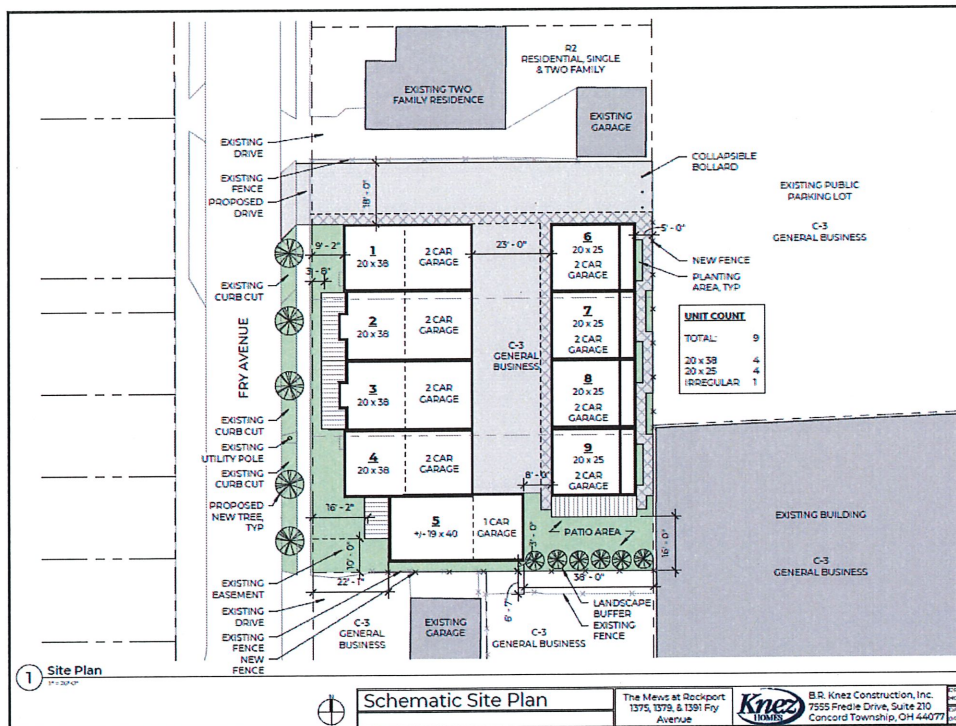
1375, 1379, & 1391 Fry Avenue
Fry Avenue Townhomes
Planned Development



1375, 1379, & 1391 Fry Avenue
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Planned Development



1375, 1379, & 1391 Fry Avenue
Fry Avenue Townhomes
Planned Development







Request

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1375, 1379, & 1391 Fry Avenue
Fry Avenue Townhomes
Planned Development



16900/16906 Detroit Ave,
1386/1376 Edwards Avenue
Conditional Use-Mixed Use Overlay

Request

The review and approval of a mixed-use overlay as the project is sited on two commercial and two residential properties to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks pursuant to Chapter 1135. The property is located in a C3, General Business and an R2, Single and Two-Family district.

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1386/1376 Edwards Avenue
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1134 Mixed-Use Overlay

Purpose

Provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code. A Mixed Use Overlay District may overlay several base districts.

Commission shall consider Mixed Use Overlay developments on a case-by-case basis.

(c) A Mixed Use Overlay District should offer one (1) or more of the following advantages:

(2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.

(6) Designs which provide a choice in the type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Code.

(7) Development and/or permanent reservation of open space, recreational areas and facilities.

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Mixed-Use Overlay

1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT

(b) Development Standards. The development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application to establish a Mixed Use Overlay District and the approval of the application. The following regulations shall be observed:

(2) Parking.

A. Applicants for Mixed Use Overlay developments shall submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.

(3) Structural Requirements.

A. Mixed Use Overlay proposals must contain a residential component.

D. The principal or primary entrance to a non-residential structure must be located on the building front.

(4) Outdoor dining. Outdoor dining shall be permitted as a conditional use in a Mixed Use Overlay District pursuant to Section 1161.03(t).

1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES.

Modification of development standards shall be permitted on the authority of the Commission as part of the conditional use review.

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Community Vision

Commercial Development Goals

- Encourage a **mix of development** that meets community employment, shopping, and service needs
- Require **high quality design** for all rehab and redevelopment projects
- Support **local business growth and entrepreneurship**

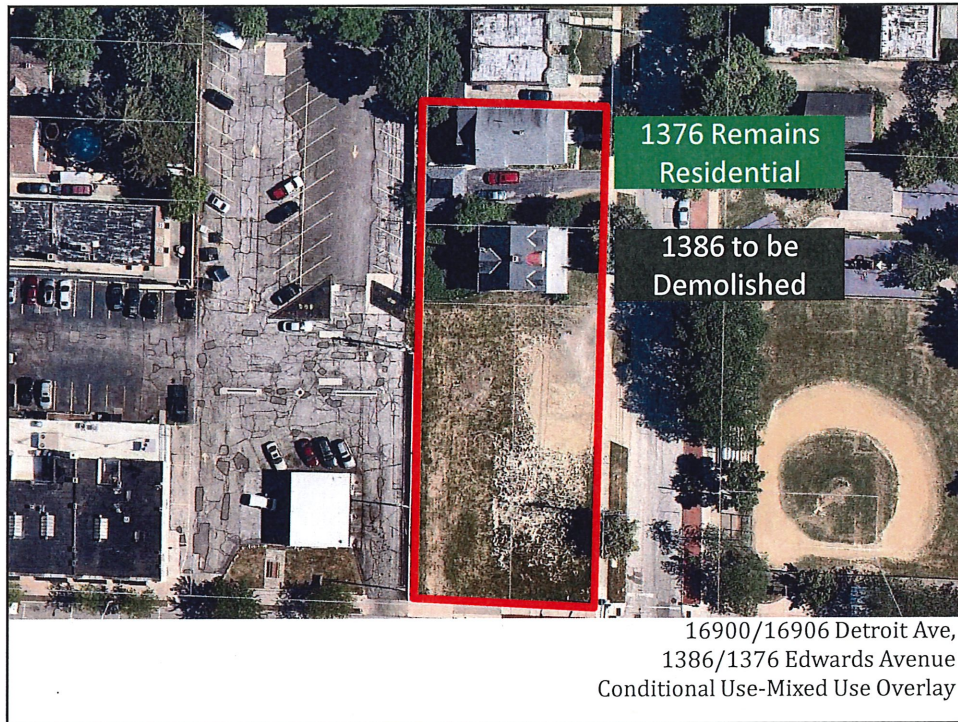
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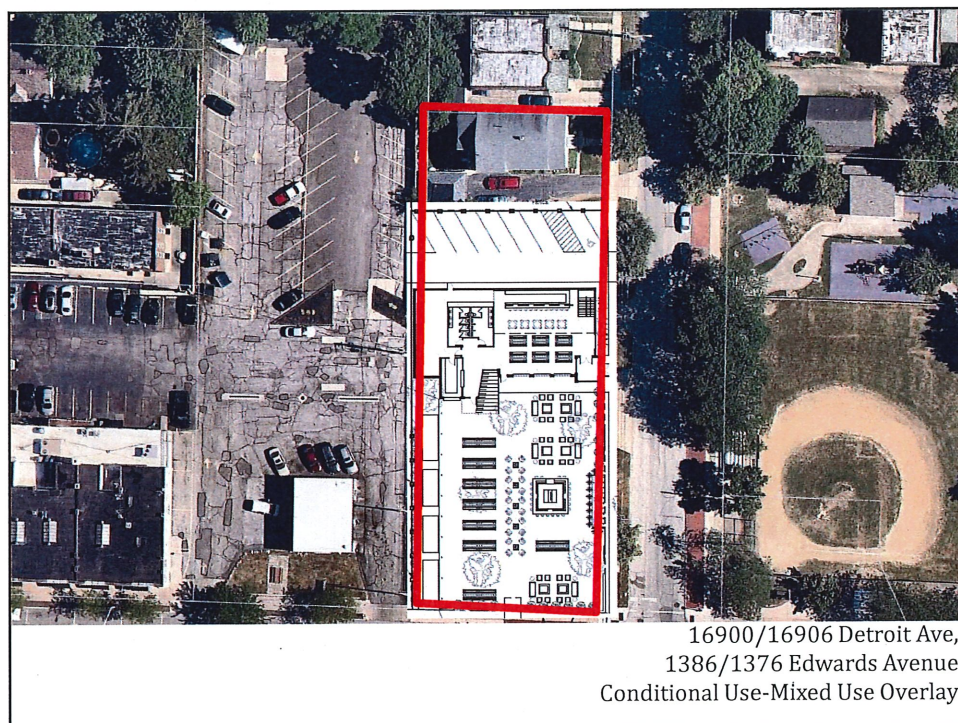
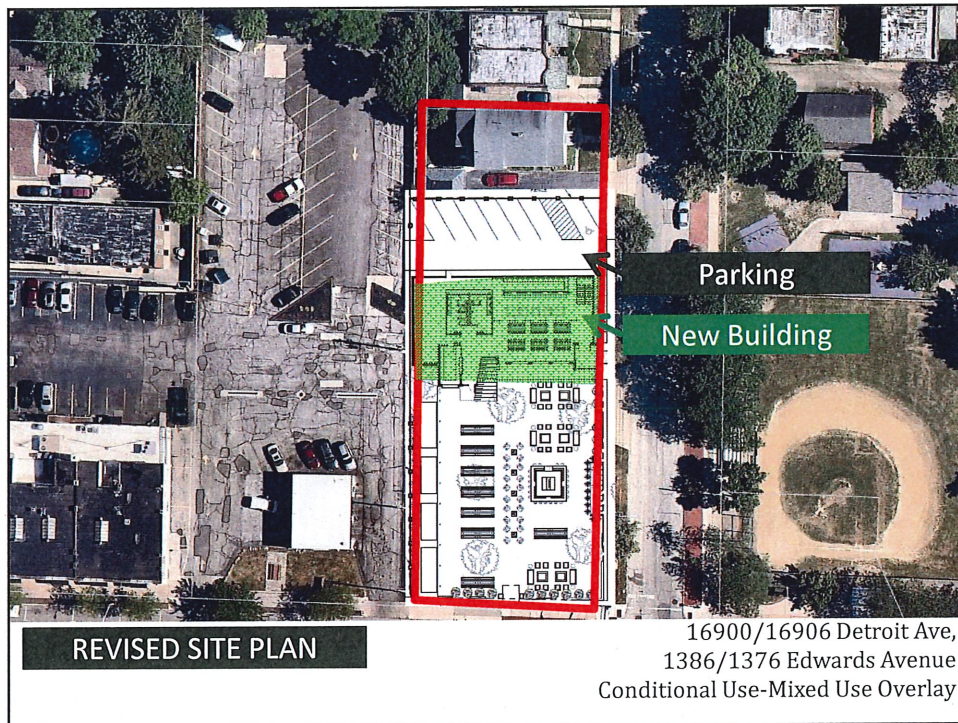


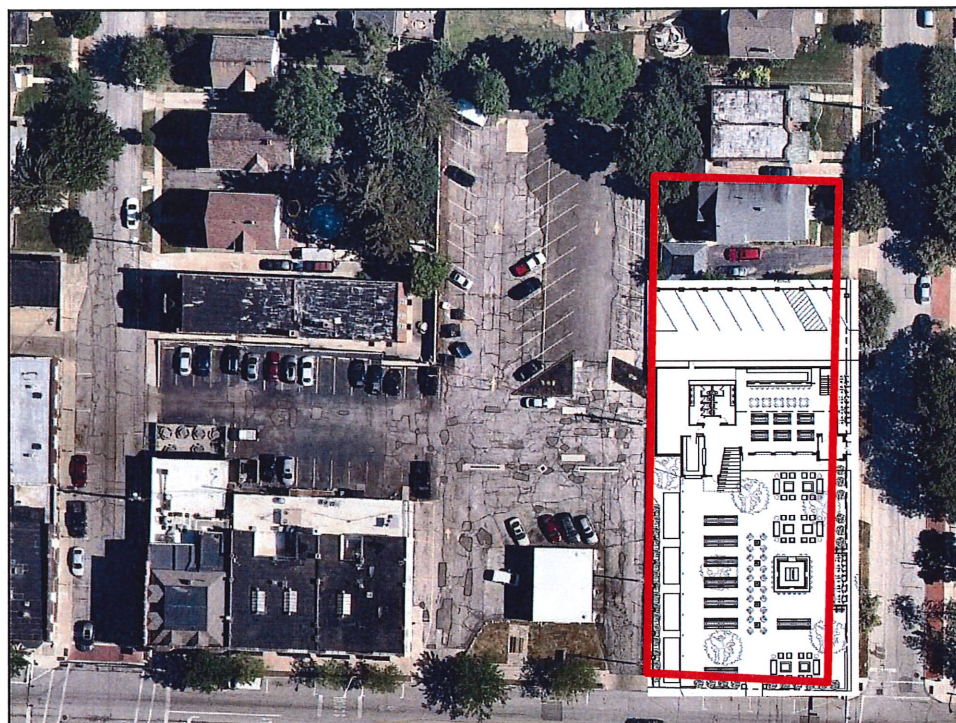
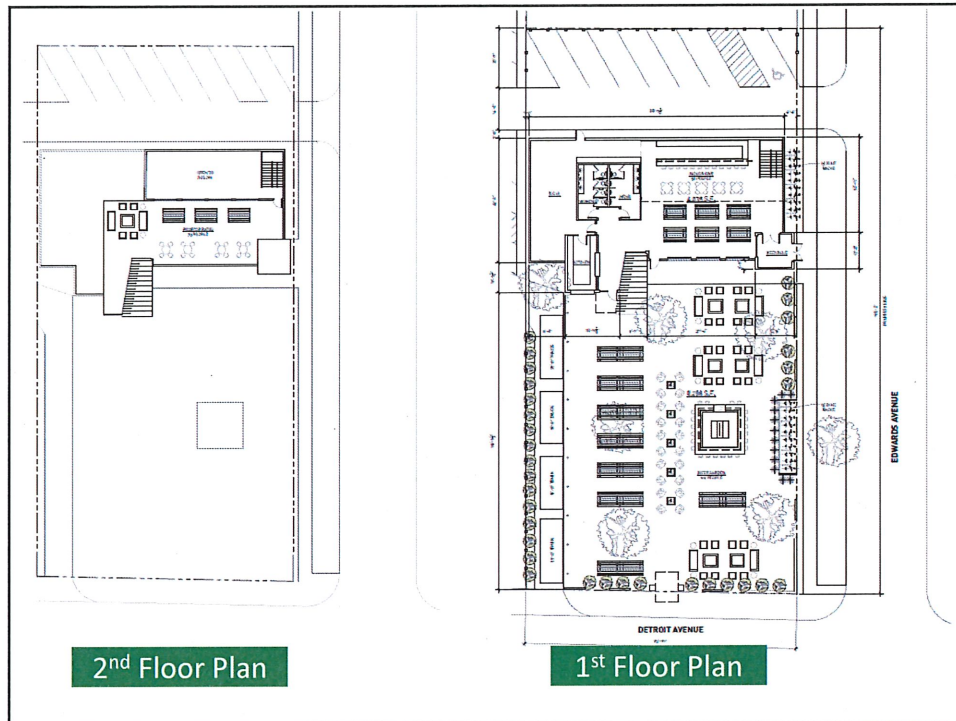
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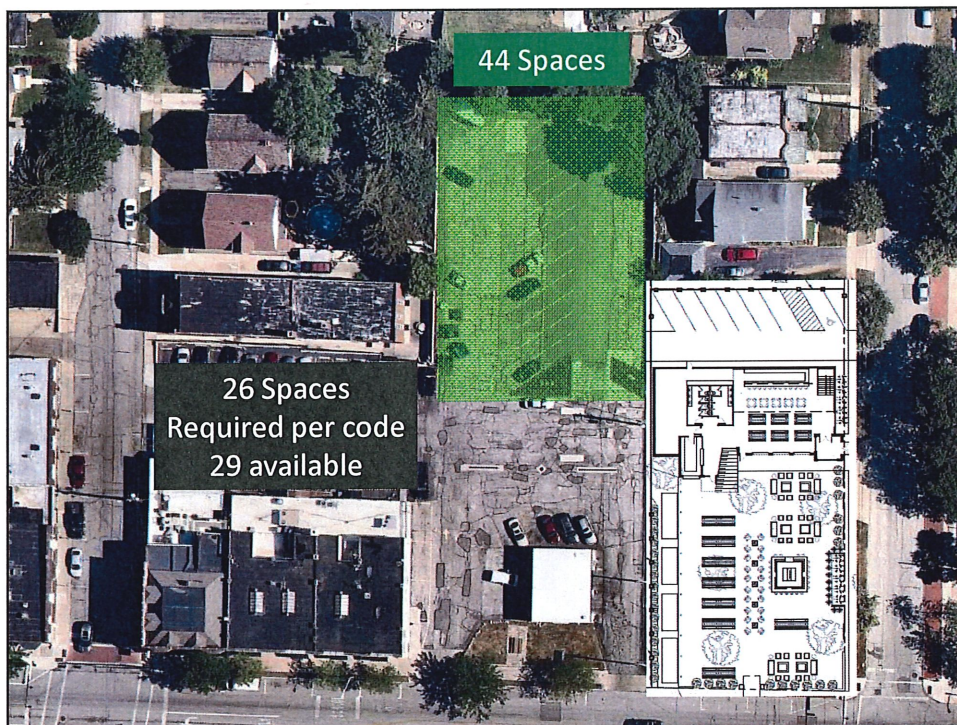
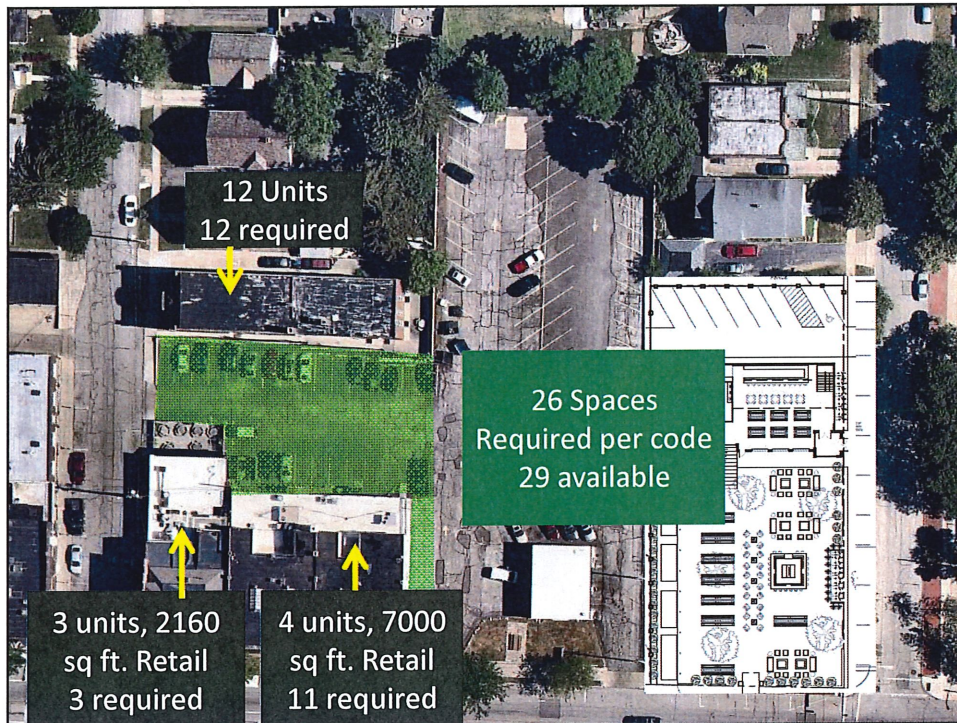


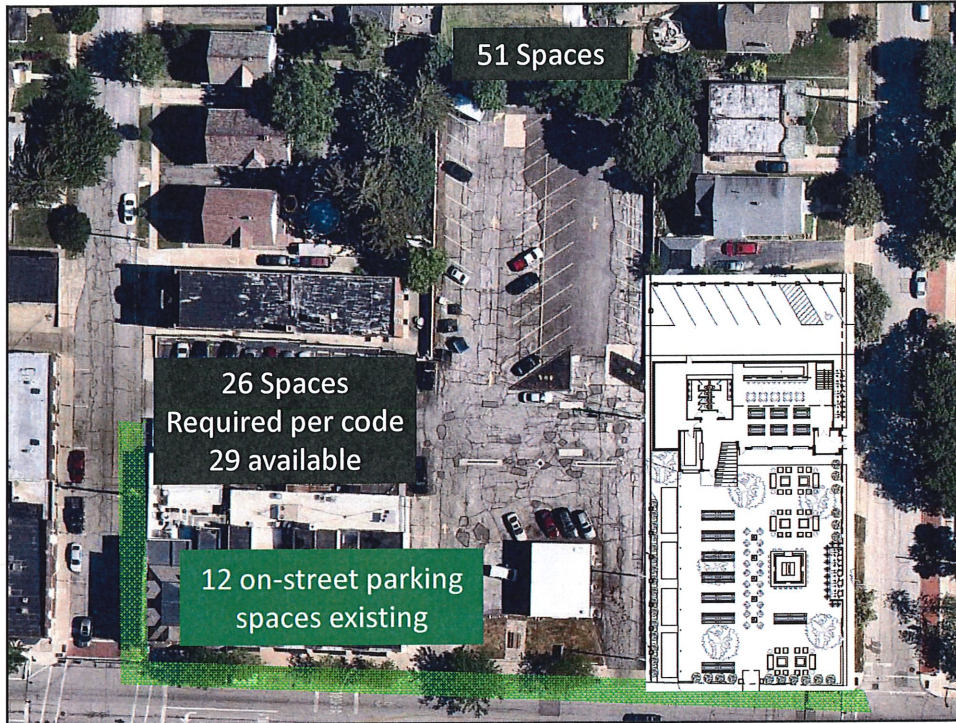
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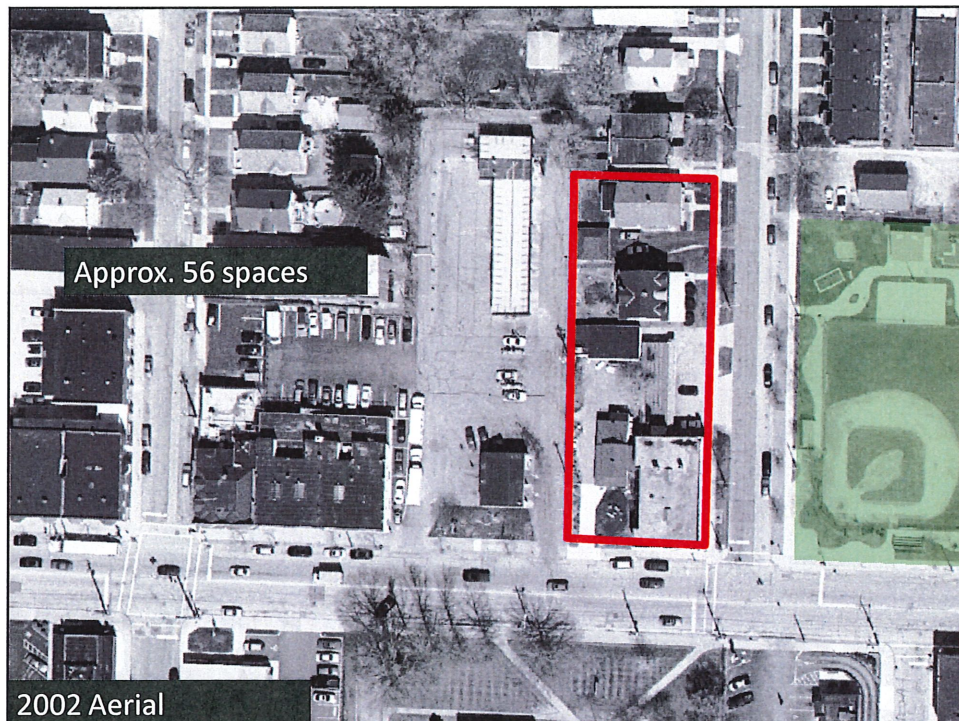
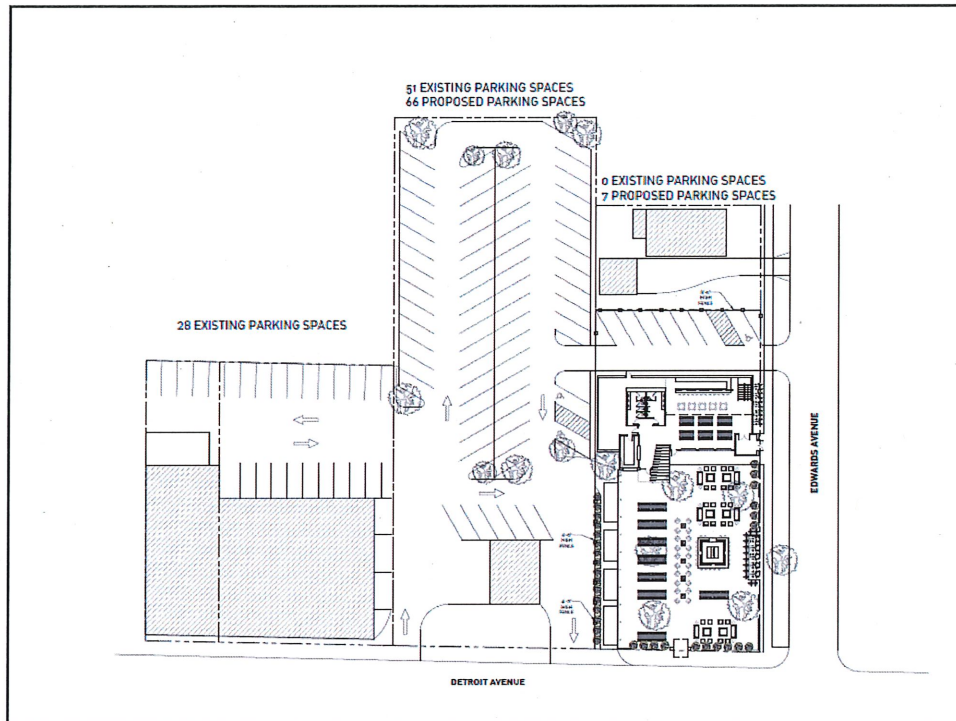


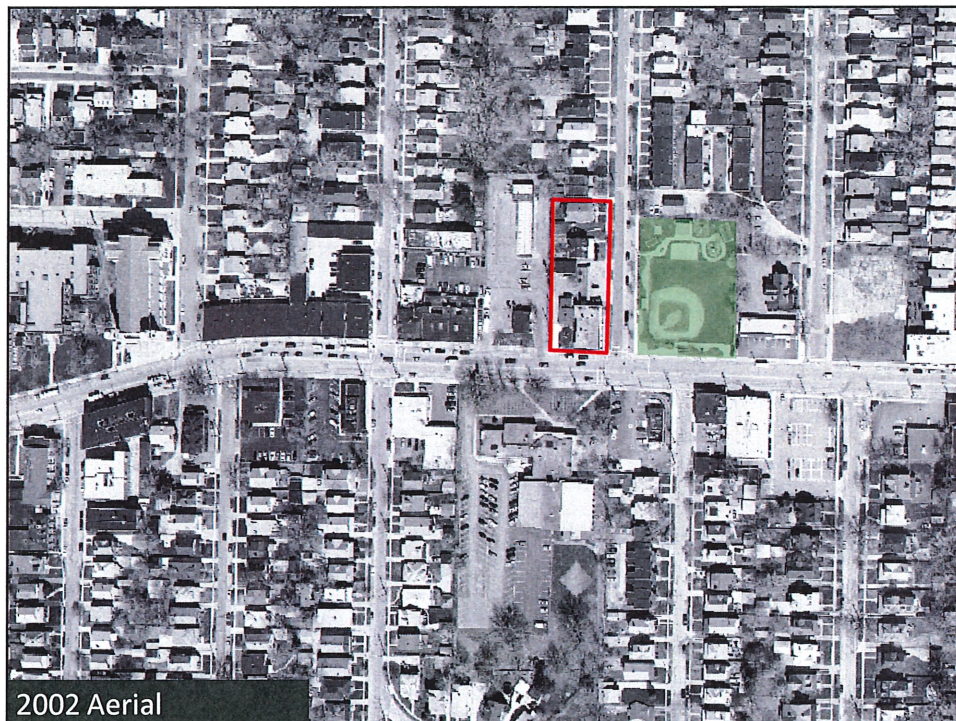










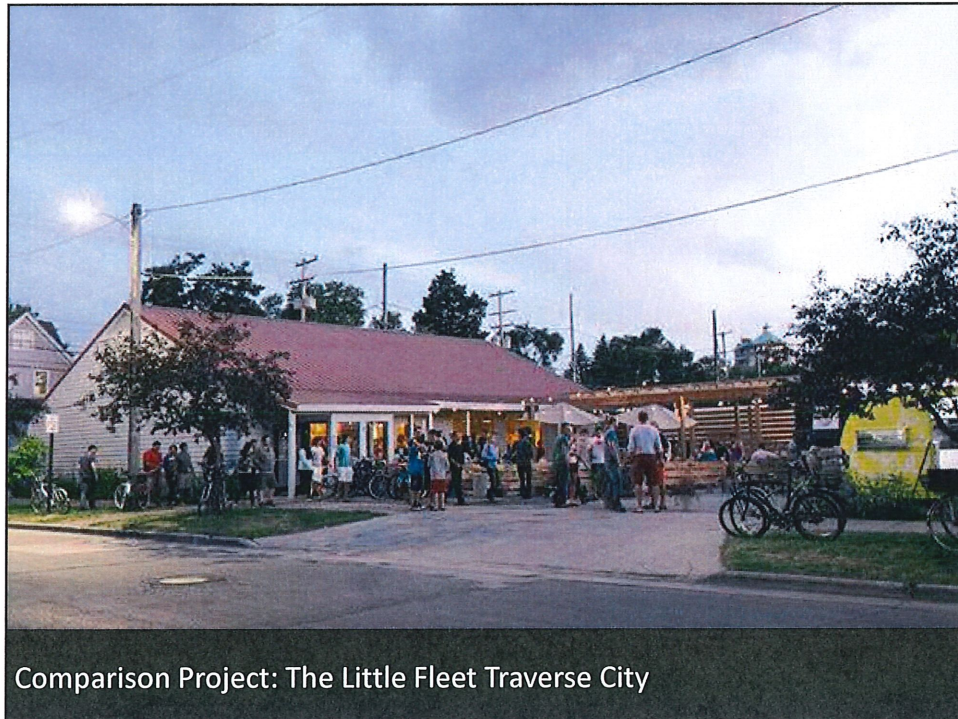


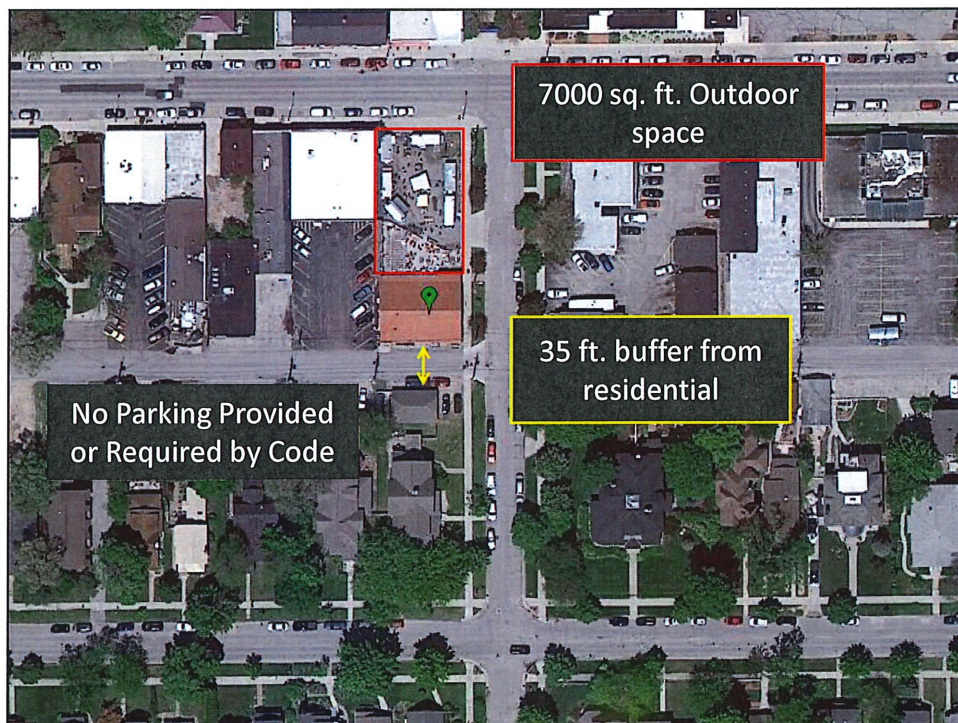
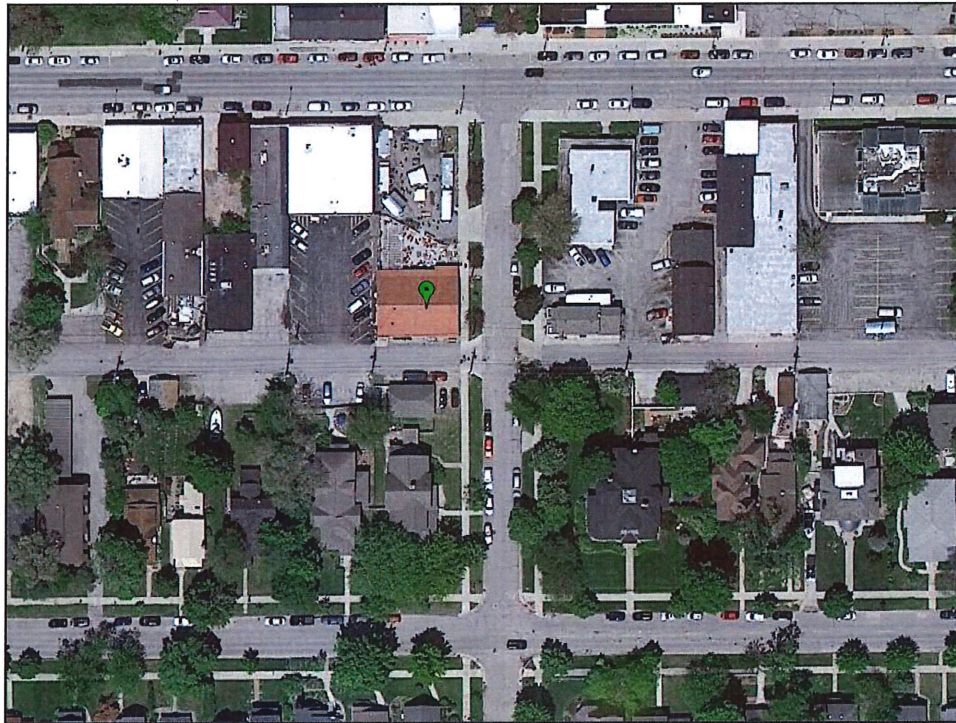
USE	PARKING CODE
	<i>Min: 1/1000sq. ft.</i>
<i>Restaurant</i>	<i>Max: 2.5/1000sq.ft.</i>
	<i>Min: 1/1000sq. ft.</i>
<i>General Retail</i>	<i>Max: 2.5/1000sq.ft.</i>
	<i>Min: 1/dwelling unit</i>
<i>Residential</i>	<i>Max: 2/dwelling unit</i>
	Min: 4
El Carnicero	Max: 10
	Min: 2
Booths	Max: 5
	Min: 3
Antique Store	Max: 8
Residential	Min: 19
(7 units above retail, 12 unit apt.)	Max: 38
	Min: 0
Take 5	Max: 3
	Min: 28
Total parking required by code	Max: 64
PROPOSED PARKING	
Provided on Property	79
On-street	12
TOTAL	91

USE	PARKING CODE
	<i>Min: 1/1000sq. ft.</i>
<i>Restaurant</i>	<i>Max: 2.5/1000sq.ft.</i>
	<i>Min: 1/1000sq. ft.</i>
<i>General Retail</i>	<i>Max: 2.5/1000sq.ft.</i>
	<i>Min: 1/dwelling unit</i>
<i>Residential</i>	<i>Max: 2/dwelling unit</i>
	Min: 13
Proposed Beer Garden	Max: 32
	Min: 4
El Carnicero	Max: 10
	Min: 2
Booths	Max: 5
	Min: 3
Antique Store	Max: 8
Residential	Min: 19
(7 units above retail, 12 unit apt.)	Max: 38
	Min: 0
Take 5	Max: 3
	Min: 41
Total parking required by code	Max: 96
PROPOSED PARKING	
Provided on Property	101
On-street	12
TOTAL	113

Project Adding:
22 Spaces on the
block &
25 Shared Spaces

**47 Parking Spaces for
Project**







Food Trucks on permitted on private property-
Ex: Cap & Corks







Property Line of 1376
Edwards
(Remains Residential)







Request

The review and approval of a mixed-use overlay as the project is sited on two commercial and two residential properties to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks pursuant to Chapter 1135. The property is located in a C3, General Business and an R2, Single and Two-Family district.

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Request

The review and approval of outdoor dining as part of an application for a mixed-use overlay district with an outdoor beer garden and designated area for food trucks pursuant to Section 1161.03(t) and Chapter 1135. The property is located in a C3, General Business and an R2, Single and Two-Family district.

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Planning Commission
June 7, 2018